

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
(MAINE STATUTORY SHORT FORM)  
021296**

COMMERCIAL FEDERAL BANK, with a place of business at 4501 Dodge Street, 2nd Floor, Omaha Nebraska 68132, for valuable consideration,

grants to **LESLIE LINDQUIST AND DONALD R. CARRIER**

with a mailing address of **3 STERLING STREET, WATERVILLE, MAINE**

with Warranty Covenants, the following described real property situated at **5 COLUMBIA ROAD, WATERVILLE, MAINE**, said property being in **KENNEBEC COUNTY**

A certain lot or parcel of land with the buildings thereon, situated in said **Waterville** County of **Kennebec, State of Maine**, and being more particularly described as follows:

A certain lot or parcel of land with the buildigs thereon, situate on the corner of Columbia Road and Central Avenue in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Starting at a pin located at the intersection of the northerly line of Columbia Road with the easterly line of Central Avenue; thence northerly along easterly line of Central Avenue a distance of seventy-one (71) feet to the southwest corner of land sold to one Larracy; thence to the east along the southerly line of land of said Larracy a distance of approximately one hundred ten (110) feet to the southeast corner of land of said Larracy; thence to the south a distance of seventy (70) feet to a point in the northerly line of Columbia Road which point is one hundred fourteen and fifty-five one hundredths (114.55) feet easterly from the point of beginning; thence to the west along the northerly line of Columbia Road a distance of one hundred fourteen and fifty-five one hundredths (114.55) feet to the point of beginning.

The above described premises are subject to the following restrictions which are to run with the land to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use of occupants of house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than Seven Thousand Five Hundred (\$7,500.00) Dollars.
5. The garage, unless built at part of the house shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.
7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed by Gerald E. Scott and Margaret A. Scott to Peoples Heritage Savings Bank by first mortgage deed dated January 26, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4325, Page 103 and a second mortgage dated December 10, 1993 and recorded in said Registry of Deeds in Book 4580, Page 149.

PEOPLES HERITAGE SAVINGS BANK acquired title by virtue of an Order and Judgment of Foreclosure and Sale dated October 27, 1997, entered in Kennebec County Superior Court. Civil Action Docket No. 97-043, against Gerald E. Scott and Margaret A. Scott, Defendants, pursuant to the terms of which, the period of redemption having expired, a public sale was duly

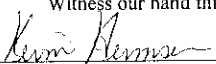
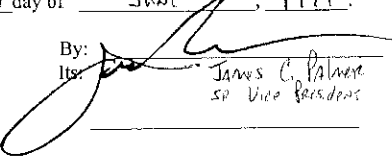
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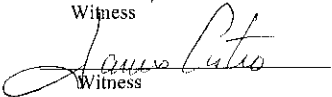
held March 17, 1998 at which Grantor herein was the highest bidder. Having complied with all terms of sale. Grantor was given a deed of even date herewith to be recorded.

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Meaning and intending to convey the same premises described in a **Quitclaim Deed** from Peoples Heritage Savings Bank to grantor recorded April 1, 1998 in the **Kennebec** County Registry of Deeds in Book 5581, at Page 222.

Witness our hand this 29 day of June, 1999.

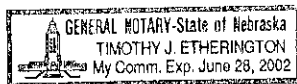
  
 Witness  
  
 By: James C. Palmer  
 Its: SP Vice President

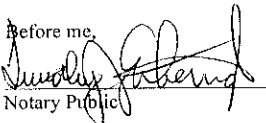
  
 Witness

STATE OF Nebraska  
 COUNTY OF Douglas, ss

June 29, 1999

Personally appeared the above named \_\_\_\_\_ and \_\_\_\_\_, known to me or proved by satisfactory evidence to be the persons subscribing above, and acknowledged the foregoing the instrument to be their act and deed.



Before me,  
  
 Notary Public  
Timothy J. Etherington  
 Printed Name

RECEIVED KENNEBEC SS.

1999 JUL 22 AM 9:00

ATTEST:   
 REGISTER OF DEEDS